156.0	0003	0018.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,121,800 / 1,121,800
					USE VALUE: 1,121,800 / 1,121,800
					ASSESSED: 1,121,800 / 1,121,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		PARK CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KANDARAS GREGORY H
Owner 2:	KANDARAS HELEN
Owner 3:	
Street 1:	29 PARK CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AGGOURAS ANTHONY & EUGENIA -
Owner 2:	-
Street 1:	29 PARK CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,700 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1961, having primarily Vinyl Exterior and 3388 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8700.000	563,000	14,000	544,800	1,121,800
Total Card	0.200	563,000	14,000	544,800	1,121,800
Total Parcel	0.200	563,000	14,000	544,800	1,121,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.16 | /Parcel: 331.1

Legal Description

User Acct 103934

GIS Ref

GIS Ref

Insp Date 07/31/18

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 156.0-0003-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	563,000	14000	8,700.	544,800	1,121,800	1,121,800	Year End Roll	12/18/2019
2019	101	FV	419,000	14400	8,700.	510,700	944,100	944,100	Year End Roll	1/3/2019
2018	101	FV	419,000	14400	8,700.	422,200	855,600	855,600	Year End Roll	12/20/2017
2017	101	FV	419,000	14400	8,700.	388,200	821,600	821,600	Year End Roll	1/3/2017
2016	101	FV	419,000	14400	8,700.	354,100	787,500	787,500	Year End	1/4/2016
2015	101	FV	409,400	14700	8,700.	347,300	771,400	771,400	Year End Roll	12/11/2014
2014	101	FV	409,400	14700	8,700.	322,800	746,900	746,900	Year End Roll	12/16/2013
2013	101	FV	409,400	14700	8,700.	307,100	731,200	731,200		12/13/2012

!12235!

PRINT

Date	Time
12/11/20	02:20:28

LAST REV

Date	Time
08/15/18	09:13:29
mmcmakin	

PAT ACCT. 12235

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AGGOURAS ANTHON	35730-287		6/21/2002		659,000	No	No		
AGGOURAS ANTHON	27616-14		8/27/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/23/2002	45	Add Bath	25,000	C				ADD BATH-REMODEL B

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	BS	Barbara S
1/20/2009	Measured	372	PATRIOT
1/11/2000	Inspected	276	PATRIOT
11/30/1999	Measured	268	PATRIOT
7/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	103934
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8700		Sq. Ft.	Site		0	80.	0.78	9									544,801						544,800	

Total AC/HA: 0.19972 | Total SF/SM: 8700 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 544,801 | Spl Credit | Total: 544,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	10	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09191918
Const Adj.:	1.00700593
Adj $ / SQ:	137.446
Other Features:	145500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	631145
Depreciation:	68164
Depreciated Total:	562981

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	M
Totals			
1	10	4	

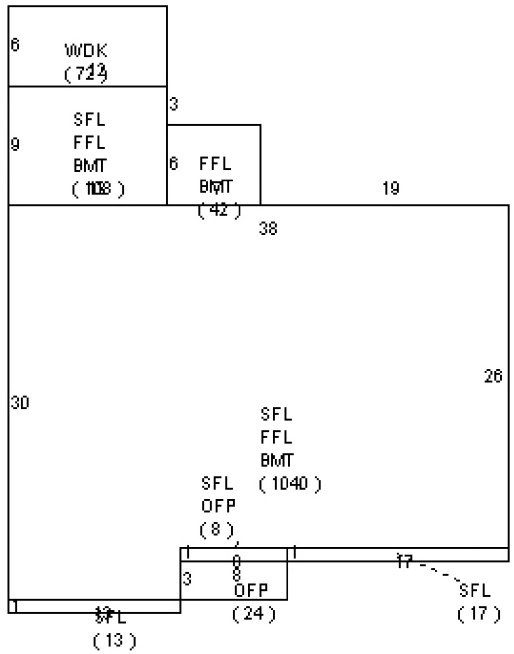
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	151.19
Special Features:	0	Val/Su Net:	153.41
Final Total:	563000	Val/Su SzAd	236.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,190	83.290	99,118
FFL	First Floor	1,190	137.450	163,561
SFL	Second Floor	1,186	137.450	163,011
WDK	Deck	72	16.110	1,160
OFP	Open Porch	32	44.310	1,418

Net Sketched Area:	3,670			Total:	428,268
Size Ad	2376	Gross Are	3670	FinArea	3388

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	85	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0003-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	16x35	G	GD	1996	27.98	T	13.8	101			13,500			13,500
2	Frame Shed	D	Y	1	8X8	F	FR	1990	0.00	T	29	101						
2	Frame Shed	D	Y	1	12X8	F	FR	1990	0.00	T	29	101						
19	Patio	D	Y	1	8X20	F	FR	1990	4.13	T	29	101			500			500

More:	N	Total Yard Items:	14,000	Total Special Featues:		Total:	14,000